

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MAY 10, 2001

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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COMMISSIONERS

CRAIG GALATI, CHAIRMAN

RICHARD W. TRUESDELL, VICE CHAIRMAN

MICHAEL BUCKLEY

HANK GORDON

BYRON GOYNES

LANNY L. LITTLEFIELD

STEPHEN QUINN

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway

Senior Citizen Center, 450 East Bonanza Road

Clark County Courthouse, 200 East Carson Avenue

Court Clerk's Office Bulletin Board, City Hall Plaza

City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the April 12, 2001 Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED

5/4/01 9:20 AM

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DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

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8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

- A-1. **TM-0018-01 - GOLDRUSH III - ALBERT MASSI ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Tentative Map for 103 lots on 21.3 Acres on the south side of Alexander Road, between Durango Drive and Cimarron Road, U (Undeveloped) Zone [L (Low) General Plan Designation], PROPOSED: [R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 4 (Brown).
- A-2. **TM-0019-01 - WESTLAND FAIR - WEINGARTEN NOSTAT, INC.** - Request for a Tentative Map for 7 lots on 53.80 Acres at the southeast corner of Charleston Boulevard and Decatur Boulevard, C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
- A-3. **TM-0045-99(2) - PAIUTE CROSSING AT TULE SPRINGS 2 - W.L. HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF JOHN LAING HOMES** - Request for Reinstatement and Extension of Time of an Approved Tentative Map for 133 Lots on 38.25 Acres on the north side of Racel Street, east of Durango Drive, RE (Residence Estates) Zone Under Resolution of Intent To R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
- A-4. **TM-0010-00(1) - COPPERFIELD - U.S. HOMES CORPORATION** - Request for an Extension of Time on an Approved Tentative Map for 100 lots on 30.46 Acres on the north side of Azure Drive, between Jones Boulevard and Torrey Pines Drive, R-PD3 (Residential Planned Development – 3 Units per Acre) Zone, Ward 6 (Mack).
- A-5. **VAC-0004-00(1) - COX COMMUNICATIONS OF LAS VEGAS, INC.** - Request for an Extension of Time on an approved Vacation to vacate excess right-of-way generally located at the northeast intersection of Rancho Drive and Bonanza Road from Ernest May Lane to Dike Lane, Ward 5 (Weekly).

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- A-6. **A-0024-99(A) - CITY OF LAS VEGAS** - Petition to Annex property generally located on the northwest corner of Lone Mountain Road and Hualapai Way, APN: 126-36-401-001, containing approximately 200 acres of land, Ward 6 (Mack).
- A-7. **A-0023-01(A) - CITY OF LAS VEGAS** - Petition to Annex property generally located on the northwest corner of Centennial Parkway and Fort Apache Road, APN: 125-19-802-006, containing approximately 20 acres of land, Ward 6 (Mack).
- A-8. **A-0024-01(A) - CITY OF LAS VEGAS** - Petition to Annex property generally located on the north side of Iron Mountain Road, approximately 1370 feet west of Hualapai Way, APN: 126-01-801-015, containing approximately 5.0 acres of land, Ward 6 (Mack).
- A-9. **A-0025-01(A) - CITY OF LAS VEGAS** - Petition to Annex property generally located on the north side of Iron Mountain Road, approximately 660 feet east of the Shaumber Road alignment, APN: 126-01-401-013, containing approximately 10.0 acres of land, Ward 6 (Mack).
- A-10. **A-0026-01(A) - CITY OF LAS VEGAS** - Petition to Annex property generally located on the south side of Grand Teton Road, approximately 1,000 feet west of Hualapai Way, APN: 126-13-601-002, containing approximately 95 acres of land, Ward 6 (Mack).
- A-11. **A-0027-01(A) - CITY OF LAS VEGAS** - Petition to Annex property generally located on the south side of Grand Teton Road, approximately 340 feet west of Larry McBryde Street, APN: 126-13-101-005, containing approximately 5.0 acres of land, Ward 6 (Mack).
- A-12. **A-0028-01(A) - CITY OF LAS VEGAS** - Petition to Annex property generally located on the southwest corner of Grand Teton Road and Hualapai Way, APN: 126-13-501-002, containing approximately 10.0 acres of land, Ward 6 (Mack).

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A-13. **A-0029-01(A) - CITY OF LAS VEGAS** - Petition to Annex property generally located on the northwest corner of Grand Canyon Drive and Farm Road, APN: 125-18-201-009, containing approximately 5 acres of land, Ward 6 (Mack).

A-14. **A-0030-01(A) - CLAIR E. & BEVERLY J. COHICK REVOCABLE LIVING TRUST, ET AL** - Petition to Annex property generally located on the south side of Madre Mesa Drive, approximately 700 feet west of Decatur Boulevard, Assessor's Parcel Number 138-13-701-024, 025, 045 & 046, containing approximately 2.14 acres of land, Ward 5 (Weekly).

B. **DIRECTOR'S BUSINESS:**

B-1. There are no items for consideration at this time.

C. **PUBLIC HEARING ITEMS:**

C-1. **ABEYANCE - RENOTIFICATION - GPA-0003-01 - STEINBERG LIVING TRUST** - Discussion and possible action on a request to amend a portion of the Southeast Sector of the General Plan FROM: R (Rural Density Residential) TO: O (Office) of 2.82 Acres on the east side of Rancho Drive, approximately 300 feet south of Charleston Boulevard (APN's: 162-04-101-011, 012 and 014), Ward 1 (M. McDonald).

C-2. **ABEYANCE - RENOTIFICATION - Z-0013-01 - STEINBERG LIVING TRUST** - Request for a Rezoning FROM: R-E (Residence Estates) TO: P-R (Professional Office and Parking) Zone on 2.82 Acres on the east side of Rancho Drive, approximately 300 feet south of Charleston Boulevard (APN's: 162-04-101-011, 012 and 014), PROPOSED USE: OFFICE BUILDINGS, Ward 1 (M. McDonald).

C-3. **ABEYANCE - DB-0004-01 - CITY OF LAS VEGAS** - Discussion and Possible Action on a Public Safety Element Pursuant to NRS 278.150 and 160 to be adopted as a Component of the 2020 Master Plan.

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- C-4. ABEYANCE - Z-0019-01 - F & F PARTNERS, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) TO: C-1 (Limited Commercial) on 31.7 acres on the northwest corner of the intersection of Centennial Parkway and Decatur Boulevard (APN: 125-24-802-003 through 009), PROPOSED USE: COMMERCIAL CENTER, Ward 6 (Mack).
- C-5. ABEYANCE - V-0008-01 - CITY OF LAS VEGAS ON BEHALF OF UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA - Request for a Variance TO ALLOW FOR A 20 FOOT POLE SIGN WHERE A SECOND SIGN IS NOT PERMITTED ALONG THE SAME STREET FRONTAGE AND WHERE 5 FOOT IS THE MAXIMUM HEIGHT FOR A POLE SIGN located at 1700 Wheeler Peak Street (APN: 139-21-416-011), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).
- C-6. ABEYANCE - RENOTIFICATION - V-0014-01 - MARY BARTSAS - Request for a Variance TO ALLOW A SIX FOOT HIGH WROUGHT IRON FENCE IN THE FRONT YARD AREA WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED at 2204 Santa Rosa Drive (APN: 162-03-416-007), R-1 (Single Family Residential) Zone, Ward 3 (Reese).
- C-7. ABEYANCE - VAC-0003-01 - GREENGALE PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF JEFF GALE - Petition to Vacate Rio Vista Street between Haley Avenue and Dorrell Lane, and Haley Avenue between Tenaya Way and Rio Vista Street, Ward 6 (Mack).
- C-8. V-0026-01 - WHISPERING TETON, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 31,602 SQUARE FEET OF OPEN SPACE WHERE 48,111 SQUARE FEET OF OPEN SPACE IS THE MINIMUM REQUIRED FOR A RESIDENTIAL SUBDIVISION DEVELOPMENT on the southwest corner of Bradley Road and Grand Teton Road (APN: 125-13-101-004), R-E (Residence Estates) Zone, PROPOSED: R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).
- C-9. ABEYANCE - Z-0015-01(1) - WHISPERING TETON, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 63 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 16.71 Acres on the southwest corner of Bradley Road and Grand Teton Road (APN: 125-13-101-004), R-E (Residence Estates) Zone, PROPOSED R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

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- C-10.** **ABEYANCE - Z-0018-01(1), Z-0109-97(1) AND Z-0110-97(2) - BECKER REALTY, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 262,640 SQUARE FOOT RETAIL COMMERCIAL DEVELOPMENT on 27.6 acres on the south side of the northern Beltway alignment, west of Decatur Boulevard (APN: 125-25-501-009 and 125-25-601-009), R-E (Residence Estates) and C-1 (Limited Commercial) Zones under Resolution of Intent to R-PD15 (Residential Planned Development - 15 Units Per Acre), [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).
- C-11.** **V-0027-01 - GENE E. AND LYNNE R. WIGGINS** - Request for a Variance TO ALLOW AN EXISTING DETACHED ACCESSORY STRUCTURE 2 FEET 6 INCHES FROM THE SIDE PROPERTY LINE WHERE 3 FEET IS THE MINIMUM SETBACK ALLOWED at 1725 Carson Avenue (APN: 139-35-413-058), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).
- C-12.** **V-00028-01 - LEE GATES** - Request for a Variance TO ALLOW A PROPOSED MULTI-FAMILY RESIDENTIAL DWELLING TO BE CONSTRUCTED NINE FEET AND EIGHTEEN FEET FROM THE SIDE PROPERTY LINES WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SIDE SETBACK OF EIGHTY-SEVEN FEET at 512 West Adams Avenue (APN: 139-27-210-095), R-4 (High Density Residential) Zone, Ward 5 (Weekly).
- C-13.** **SD-0023-01 - LEE GATES** - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter Landscaping FOR A PROPOSED 7-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT at 512 West Adams Avenue (APN: 139-27-210-095), R-4 (High Density Residential) Zone, Ward 5 (Weekly).
- C-14.** **V-0029-01 - CARL L. WATSON AND WANDA R. FOSTER LIVING TRUST ON BEHALF OF IGLESIA PENECOSTAL UNIDA HISPANA** - Request for a Variance TO ALLOW A PROPOSED 12,289 SQUARE FOOT CHURCH BUILDING TO BE SETBACK 30 FEET FROM THE FRONT PROPERTY LINE WHERE THE MINIMUM REQUIRED FRONT YARD SETBACK IS 50 FEET on the southeast corner of Harris Avenue and Shelby Street, (APN's: 139-25-410-001 and 002), R-E (Residence Estates) Zone, Ward 3 (Reese).

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- C-15. U-0053-01 - CARL L. WATSON AND WANDA R. FOSTER LIVING TRUST ON BEHALF OF IGLESIA PENECOSTAL UNIDA HISPANA** - Request for a Special Use Permit and Site Development Plan Review FOR A PROPOSED 12,289 SQUARE FOOT CHURCH on the southeast corner of Harris Avenue and Shelby Street, (APN's: 139-25-410-001 and 002), R-E (Residence Estates) Zone, Ward 3 (Reese).
- C-16. V-0020-91(2) - SAXTON DEVELOPMENT** - Required Five Year Review on an Approved Variance WHICH ALLOWED THE RELOCATION OF TWO OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS WITH A 550 FOOT SEPARATION BETWEEN THE SIGNS WHERE 750 FEET IS REQUIRED located on the northeast corner of Martin L. King Boulevard and Mineral Circle, (APN: 139-33-510-002), M (Industrial) Zone, Ward 5 (Weekly).
- C-17. U-0160-96 - HENRY C. AND RONA LIM** - Required Five Year Review on an Approved Variance/Use Permit WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 250 FEET FROM A RESIDENTIALLY ZONED PROPERTY WHERE 300 FEET IS THE MINIMUM DISTANCE SEPARATION ALLOWED ON PROPERTY located at 1100 South Jones Boulevard, (APN: 163-01-101-007), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
- C-18. U-0048-01 - PLAZA NORTH ON BEHALF OF DON AND CLAUDIA GLOUDE** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH AN EXISTING RESTAURANT (TASTE OF N'AWLINS) at 9320 Sun City Boulevard, #101 (APN: 138-18-614-001), PC (Planned Community) Zone, Ward 4 (Brown).
- C-19. U-0049-01 - WILLIAM MIGUEL ON BEHALF OF E & T PRODUCE COMPANY, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit and a Waiver of the minimum 400 foot separation from an existing child care facility TO ALLOW PACKAGED LIQUOR SALES IN CONJUNCTION WITH A GROCERY STORE (King Ranch Market) located at 755 North Nellis Boulevard, (APN's: 140-29-802-003 and 005), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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C-20. U-0051-01 - HALLE ENTERPRISES, LIMITED LIABILITY COMPANY ON BEHALF OF DISCOUNT TIRE COMPANY - Request for a Special Use Permit FOR AN EXISTING 7,782 SQUARE FOOT MINOR AUTOMOTIVE REPAIR FACILITY (DISCOUNT TIRE) at 7401 West Lake Mead Boulevard (APN: 138-22-302-009), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).

C-21. U-0052-01 - DESERT SHORES GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF SAUNDRA CORINTH - Request for a Special Use Permit FOR A PROPOSED HYPNOTHERAPY BUSINESS at 2620 Regatta Drive #113 (APN: 138-16-714-001), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

C-22. Z-0119-00(1) - JIMMY LEE BANKS, ET AL ON BEHALF OF JACK IN THE BOX, INC. - Request for a Site Development Plan Review FOR A 2,867 SQUARE FOOT COMMERCIAL BUILDING (Jack In The Box) on the northeast corner of Martin L. King Boulevard and Lake Mead Boulevard, (APN's: 139-21-610-218, 219, 220, 221, and a portion of 139-21-610-296), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

C-23. VAC-0004-00(2) - COX COMMUNICATIONS OF LAS VEGAS, INC. - Request for a Review of Conditions on an Approved Vacation to vacate excess right-of-way generally located at the northeast intersection of Rancho Drive and Bonanza Road from Ernest May Lane to Dike Lane, Ward 5 (Weekly).

C-24. VAC-0007-01 - RAUL AND GUADALUPE GIL - Petition to Vacate a portion of the south side of California Street generally located between Commerce Street and Third Street, Ward 3 (Reese).

D. NON PUBLIC HEARING ITEMS:

D-1. Z-0010-69(2) - LAND W, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter Landscaping FOR A PROPOSED 13,903 SQUARE FOOT DRUG STORE (CVS) on 1.94 Acres on the southwest corner of Lamb Boulevard and Washington Avenue (APN: 140-30-701-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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- D-2. Z-0082-99(1) - NO WASTED TIME, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter and Parking Lot Landscaping FOR A 4,950 SQUARE FOOT OFFICE BUILDING on 0.32 Acres at 404 South Maryland Parkway (APN'S: 139-34-811-042 and 043), R-4 (High Density Residential) under Resolution of Intent to P-R (Professional Office and Parking), Ward 5 (Weekly).

E. CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.